

Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300

CITY PLANNING COMMISSION
REGULAR MEETING
THURSDAY, SEPTEMBER 9, 2004 **1:00 P.M.** 🚩 *Note: Time change*
ROOM 1010 - CITY HALL
200 NORTH SPRING STREET
LOS ANGELES, CALIFORNIA

Mabel Chang, President
David Burg, Vice President
Joy Atkinson, Commissioner
Ernesto Cardenas, Commissioner
Michael M. Mahdesian, Commissioner
Mitchell B. Menzer, Commissioner
Bradley H. Mindlin, Commissioner
Thomas E. Schiff, Commissioner
VACANT, Commissioner

Con Howe, Director
Frank Eberhard, Deputy Director
Gordon Hamilton, Deputy Director
Bob Sutton, Deputy Director

Gabriele Williams, Commission Executive Assistant, (213) 978-1247; FAX (213) 978-1029

POLICY FOR DESIGNATED PUBLIC HEARING ITEMS: Nos.8, 9 and 10.

Pursuant to the Commission's general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission's consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER'S REQUEST FORM AND SUBMIT IT TO THE COMMISSION EXECUTIVE ASSISTANT STAFF.**

To ensure that the Commission has ample opportunity to review written materials, all concerned parties who wish to submit written materials on agenda items should submit them to the Commission Office, 200 North Spring Street, Room 532, Los Angeles, 90012, prior to the meeting at which the item is to be heard in order to meet the mailing deadline. Note: Materials received after the mailing deadline will be placed in the official case file.

TIME SEGMENTS noted * herein are approximate. Some items may be delayed due to length of discussion of previous items.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case.

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 No. Main Street, Los Angeles, California, and are accessible through the Internet World Wide Web at <http://www.lacity.org/dept/PLN/meetings/cpcagnda.htm>.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenda item here, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

The time in which a party may seek judicial review of this determination is governed by California Code of Civil Procedure Section 1094.6. Under that provision, a petitioner may seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, only if the petition for writ of mandate pursuant to that section is filed no later than the 90th day following the date on which the City's decision became final.

GLOSSARY OF ENVIRONMENTAL TERMS:

CEQA - Calif. Environmental Quality Act
EIR - Environmental Impact Report

ND - Negative Declaration
MND - Mitigated Negative Declaration
CE - Categorical Exemption

1. DIRECTOR'S REPORT

- A. 15-Year Service Pin Presentation to Luis Rodriguez.
- B. Report on updating the Affordable Housing Guidelines.
- C. Council actions and schedule.
- D. Other items of interest.

2. COMMISSION BUSINESS

- A. Advance Calendar
- B. Commission Requests

3. PUBLIC COMMENT PERIOD

The Commission shall provide an opportunity in open meetings for the public to address it, for a cumulative total of up to thirty (30) minutes, on items of interest to the public that are within the subject matter jurisdiction of the Commission. (This requirement is in addition to any other hearing required or imposed by law.)

PERSONS WISHING TO SPEAK MUST SUBMIT A SPEAKER'S REQUEST FORM. ALL REQUESTS TO ADDRESS THE COMMISSION ON NON-PUBLIC HEARING ITEMS AND ITEMS OF INTEREST TO THE PUBLIC THAT ARE WITHIN THE JURISDICTION OF THE COMMISSION MUST BE SUBMITTED PRIOR TO THE COMMENCEMENT OF THE PUBLIC COMMENT PERIOD.

Individual testimony within the public comment period shall be limited as follows:

- (a) For non-agendized matters, up to five (5) minutes per person and up to ten (10) minutes per subject.
- (b) For agendized matters, up to three (3) minutes per person and up to ten (10) minutes per subject. PUBLIC COMMENT FOR THESE ITEMS WILL BE DEFERRED UNTIL SUCH TIME AS EACH ITEM IS CALLED FOR CONSIDERATION. The Chair of the Commission may allocate the number of speakers per subject, the time allotted each subject, and the time allotted each speaker.

4. **CPC NO. 2003-9034-CU-ZV-ZAA** **Council District:** 10
CEQA: ENV-2003-9036-CE **Location:** 1932 10th Avenue
Plan: West Adams-Baldwin Hills-Leimert **Appeal Status:** Appealable to City Council
Expiration Date: 09-15-04

Public Hearing completed on August 6, 2004.

CONDITIONAL USE, to permit: a) a child care facility/nursery school and private elementary school in the RD2 zone; b) a modification to the area and height regulations to permit a 7 to 8-foot in height wrought iron fence in the front yard and, c) to permit a series of 10-foot high metal fences between buildings and within the side and rear yards; and

VARIANCE, to allow: a) 3 parking spaces in lieu of the minimum 7 spaces required and, b) to allow no wall to enclose the parking area within the front yard; and

ZONING ADMINISTRATOR'S ADJUSTMENT, to allow: a) a parking space to be provided or maintained in the front yard; b) to allow continuation of a 2-foot front yard; c) to allow continuation of a 3-foot, 6-inch side yard on the northerly property line and a 2-foot, 6-inch side yard on the southerly property line and, d) to allow continuation of a variable 6-inch to 3-foot rear yard for three buildings (classroom storage and infant care buildings) along the east property line, for the proposed re-establishment of a preschool for up to 90 children.

Applicant: Dilip Sangani, L.A. Montessori

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.

Lynda J. Smith, (213) 978-1170.

5. **CPC NO. 2004-0342-CU** **Council District:** 13
CEQA: ENV-2004-0343-MND **Location:** 6128 W. Yucca Street
Plan: Hollywood **Appeal Status:** Appealable to City Council
Expiration Date: 09-09-04

Public Hearing completed on July 16, 2004.

CONDITIONAL USE, to permit the establishment of a child care facility or nursery school in the [Q]R3-1XL zone, for the proposed continue use and maintenance of an existing Sunday School and adult education program and the proposed establishment of a childcare center/preschool for up to 50 children.

Applicant: Jaime Edwards-Acton, St. Stephen's Episcopal Church

STAFF RECOMMENDS APPROVAL, SUBJECT TO CONDITIONS.

Lynda J. Smith, (213) 978-1170

6. **CPC NO. 2004-2400-CU-SPE-SPP**
CEQA: ENV-2004-2401-MND
Plan: Wilshire

Council District: 13
Location: 3500-3554 West Temple Street
Appeal Status: Appealable to City Council
Expiration Date: 09-11-04

Public Hearing completed on July 30, 2004.

CONDITIONAL USE, to permit a high school in the M1-1 Zone; and

SPECIFIC PLAN EXCEPTION, from Section 10 B of the Vermont/Western Transit Oriented District Specific Plan (Ordinance 173,749) to permit a 25-foot building setback for a portion of the building along the northerly property line and a 30-foot building setback for a portion of the building along the southerly property line in lieu of the requirement that a minimum 75 percent of the ground floor exterior wall along the building frontage be located no more than 10 feet from any lot line parallel to a public street; and

PROJECT PERMIT COMPLIANCE, for the proposed construction, use and maintenance of a 48,244 sq. ft. new charter high school with a maximum of 504 children, in a 2-story (40 feet in height) building with 16 classrooms and 12,938 sq. ft. of outdoor recreation area, and roof-top playing courts located above a 46-space parking lot, in the M1-1 zone.

Applicant: Philip Lance, Puebelo Nuevo Development

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jon Foreman, (213) 978-1171

7. **CPC NO. 2004-1790-DA**
CEQA: ENV-2004-1791-EIR
Plan: Westchester-Playa Del Rey

Council District: 11
Location: 5900 Center Drive
Appeal Status: Appealable to City Council, by applicant.
Expiration Date: N/A

Public Hearing completed on July 19, 2004.

SECOND AMENDMENT, to the Howard Hughes Center DEVELOPMENT AGREEMENT, between Arden Realty Limited Partnership and the City of Los Angeles, to include the potential development of up to 600 residential units in exchange for a reduction, on a one-for-one basis, in the number of hotel guest rooms allowed to be constructed.

Applicant: Arden Realty Limited Partnership

STAFF RECOMMENDS APPROVAL OF THE SECOND AMENDMENT.
Jon Foreman, (213) 978-1171

8. **CPC NO. 2004-1754-CU** **Council District: 5**
CEQA: ENV-2004-1755-MND **Location:** 10309 W. National Blvd.
Plan: West Los Angeles **Appeal Status:** Appealable to City Council
Expiration Date: 09-15-04

PUBLIC HEARING

CONDITIONAL USE, to permit a high school in the M1-1 Zone, for the proposed demolition of an existing automobile repair facility and the proposed construction, use and maintenance of a 48,628 square foot new private high school with a maximum of 340 students, 3 stories, 60-feet high, with a 61-space subterranean parking garage, in the M1-1 zone.

Applicant: Clara-Lisa Kabbaz, Le Lycee Francais de Los Angeles

STAFF RECOMMENDS APPROVAL SUBJECT TO CONDITIONS.
Jon Foreman, (213) 978-1171

9. **CPC NO. 2004-2394-ICO** **Council District: 8**
CEQA: ENV-2004-2410-CE **Location:** Various
Plan: South Los Angeles **Appeal Status:** N/A
Expiration Date: N/A

PUBLIC HEARING

PROPOSED ESTABLISHMENT OF AN INTERIM CONTROL ORDINANCE (ICO), to temporarily prohibit the issuance of all permits including but not limited to grading, building, foundation, and use permits related to multi-family housing including, change of use, erection, construction, demolition, removal, exterior addition, or alteration to a building or structure used for such purposes for parcels generally bonded by 29th Street to the north, Vermont Avenue to the east, Martin Luther King, Jr. Blvd., to the south and Normandie Avenue to the west.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE.
Faisal Roble, (213) 978-1168.

10. **CPC NO. 2004-2395-ICO** **Council District: 10**
CEQA: ENV-2004-2411-CE **Location: Various**
Plan: West Adams-Baldwin Hills-Leimert, **Appeal Status: N/A**
South Los Angeles, Wilshire **Expiration Date: N/A**

PUBLIC HEARING

PROPOSED ESTABLISHMENT OF AN INTERIM CONTROL ORDINANCE (ICO), to temporarily prohibit the issuance of all permits including but not limited to grading, building, foundation, and use permits related to: automobile uses, recycling material processing and sorting facilities, junk yards, and similar uses involving open storage, processing, sales and repair of materials or equipment, including used materials and equipment, change of use, erection, construction, demolition, removal, exterior addition, or alteration to a building or structure used for such purposes in all commercial and industrial zoned properties bounded by Pico Blvd., Venice Blvd., Washing Blvd, Jefferson Blvd., and La Brea Ave.

Applicant: City of Los Angeles

STAFF RECOMMENDS APPROVAL OF THE PROPOSED ORDINANCE.
Faisal Roble, (213) 978-1168.

The next regular meeting of the City Planning Commission
will be held at **8:30 a.m. on Thursday, September 23, 2004,**
at the **Marvin Braude San Fernando Valley Constituent Service Center,**
6262 Van Nuys Boulevard, First Floor Meeting Room ,
Van Nuys, CA 91401

An Equal Employment Opportunity/Affirmative Action Employer

As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Executive Assistant at (213) 978-1247.